

BOARD OF APPEAL REFERRALS

NOVEMBER 18, 1976

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MEMORANDUM

November 18, 1976

TO: BOSTON REDEVELOPMENT AUTHORITY  
FROM: Robert T. Kenney, Director  
SUBJECT: BOARD OF APPEAL REFERRALS

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Hearing: 11/30/76

Petitions Nos. Z-3703-3704  
Northeastern University  
39-41 Leon Street, Boston  
near Greenleaf Street

Two five-story masonry structures - manufacturing (M-1) district -  
Fenway Urban Renewal Area

Purpose: to make existing occupancy permanent: offices, research  
laboratories, and storage.

Violation:

Section 7-4. Contrary to previous decision of Board of Appeal.

In 1974 and 1975, the Board of Appeal approved the conditional uses for one-year periods. Petitioner has been cooperating with the Authority and FenPAC staffs to complete an acceptable master plan. Research-office facilities are consistent with the institutional nature of the area.  
Recommend approval.

VOTED: In reference to Petitions Nos. Z-3703-3704, brought by Northeastern University, 39-41 Leon Street, in the Fenway Urban Renewal Area, for a variance to make permanent existing occupancy for offices, research laboratories, and storage in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval. Petitioner has been cooperating with Authority and FenPAC staffs to complete an acceptable master plan. Research-office facilities are consistent with the institutional nature of the area.







Board of Appeal Referrals 11/18/76

Hearing: 11/30/76

Petition No. Z-3705  
Zoppo Enterprises Trust  
Lawrence A. Bianchi  
113-117 State Street and  
1-3 Broad Street, Boston

Six-story structure - general business (B-10) district.

Purpose: to change occupancy from offices to offices and security training school.

Violation:

Section 8-7. A security training school is conditional in a B-10 district.

School, Private Security Training Institute, would accommodate a maximum of 25 students for training as security guards. Use is consistent with general business area. Recommend approval.

VOTED: In reference to Petition No. Z-3705, brought by Zoppo Enterprises Trust, 113-117 State Street and 1-3 Broad Street, Boston, for a conditional use for a change of occupancy from offices to offices and security training school in a general business (B-10) district, the Boston Redevelopment Authority recommends approval. Use is consistent with general business area.





Z-3705  
113-117 STATE ST.  
(B.P.)



Board of Appeal Referrals 11/18/76

Hearing: 12/7/76

Petitions Nos. Z-3706-3707

Gerald L. DeBlois

A. Russell Chandler

55-61 Robinwood Avenue, Jamaica Plain  
near Centre Street

Two frame structures (2½-3 stories) - residential (R-.5) district.

Purpose: to change occupancy from six apartments and a nursing home to medical service facility (doctors' offices, clinics, meeting rooms).

Violation:

Section 8-7. Doctors' offices and clinics ancillary to a hospital are forbidden in an R-.5 district.

Use will be consistent with existing hospital (Glenside) and several nursing homes in the immediate area. The hospital does not have tax exempt status. Tenants have been financially assisted in relocation. No neighborhood opposition. Recommend approval with provisos.

VOTED: In reference to Petitions Nos. Z-3706-3707, brought by Gerald L. DeBlois and A. Russell Chandler, 55-61 Robinwood Avenue, Jamaica Plain, for two forbidden uses for a change of occupancy from six apartments and a nursing home to medical service facility in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that remaining tenants be satisfactorily relocated; that the primary entry/exit points be relocated to the present rear of the structures; that plans be submitted to the Authority for design review.





MARY F. CURLEY  
SCHOOL

55-31 ROBINWOOD AVE.  
(J.P.)

Z-3706-07



Board of Appeal Referrals 11/18/76

Hearing: 11/30/76

Petition No. Z-3708  
Frank Scott  
1187-1195 Blue Hill Avenue, Mattapan  
at Deering Road

One-story masonry structure - local business (L-1) district.

Purpose: to change occupancy from three stores to one store and recreational arcade.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. An arcade is forbidden in an L-1 district.		
Section 23-2. Off-street parking is insufficient.	14 spaces	0

Lack of off-street parking for proposed nonconforming recreational facility would tend to create a hazardous traffic condition along this congested major artery. Recommend denial.

VOTED: In reference to Petition No. Z-3708, brought by Frank Scott, 1187-1195 Blue Hill Avenue, Mattapan, for a forbidden use and a variance for a change of occupancy from three stores to one store and arcade in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. Lack of off-street parking for proposed nonconforming recreational facility would tend to create a hazardous traffic condition along this congested major artery.





Z-3708  
1187-1195 BLUE HILL AVENUE  
(MATT)



Board of Appeal Referrals 11/18/76

Hearing: 12/7/76

Petition No. Z-3711  
Trustees of Octagon Realty Trust  
Dorothy A. Abbe and Gerald V. Quinnan  
28-32 Rugg Road and  
26 Penniman Road, Allston

Two-story structure - manufacturing (M-1) district.

Purpose: to change occupancy from rug storage to rug storage, retail store, warehouse, offices, and tennis club; to erect two-story addition.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 16-1. Height of building is excessive.	35 ft.	45 ft.
Section 18-1. Front yard is insufficient.	20 ft.	0
Section 20-1. Rear yard is insufficient.	20 ft.	0
Section 23-2. Off-street parking is insufficient.	300 spaces	15 spaces

Proposal consists of demolishing a major portion of existing Albany Carpet Cleaning Co. structure, mostly vacant and obsolete. A two-story structure for indoor tennis club would be added to existing sales-storage-office structure. Facility would enhance and tend to revitalize the area.  
Recommend approval with provisos.

VOTED: In reference to Petition No. Z-3711, brought by the Trustees of Octagon Realty Trust, 28-32 Rugg Road and 26 Penniman Road, Allston for four variances for change of occupancy from rug storage to rug storage, retail store, warehouse, offices, and tennis club and to erect a two-story addition in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that a minimum of 50 parking spaces be provided; that a tennis program for neighborhood children be initiated; that plans be submitted to the Authority for design review.





**Z-3711**  
**28-32 RUGG ROAD**  
**26 PENNIMAN ROAD**  
**(ALLSTON)**



Board of Appeal Referrals 11/18/76

Hearing: 12/7/76

Petition No. Z-3713  
Eighty-Nine Brighton Avenue, Inc.  
Harry E. Franks  
95 Brighton Avenue, Allston  
at Linden Street

One-story masonry structure - local business (L-1) district.

Purpose: to delete proviso from Board of Appeal decision.

Violation:

Section 7-4. Contrary to Board of Appeal decision.

In May, the Board of Appeal approved with provisos, contrary to Authority recommendation, a change of occupancy from service station to service station plus car rental agency. Current appeal requests deletion of proviso: that there be no storage or dispensing of gas on the premises. Petitioner states that gas would be for rental vehicles only and not for public sale. Facility was rehabilitated with staff design review. There is no objection to one gas pump for rental vehicles only. Recommend approval with provisos.

VOTED: In reference to Petition No. Z-3713, brought by Eighty-Nine Brighton Avenue, Inc., 95 Brighton Avenue, Allston, in a local business (L-1) district, for a variance to delete proviso from Board of Appeal decision, the Boston Redevelopment Authority recommends approval with the following conditions: that only one gas pump be allowed and that it be located on the Linden Street side of the structure; that no public sale of gasoline be allowed.



Z-3713  
95 BRIGHTON AVE.  
(ALLSTON)





Board of Appeal Referrals 11/18/76

Hearing: 11/30/76

Petition No. Z-3727  
Edith and Muriel Petkum  
39-49 Belgrade Avenue and  
2 Robert Street, Roslindale

One-story masonry structure - general business (B-1) district.

Purpose: to change occupancy from furniture store, display, and storage to place of worship with accessory offices, religious school classrooms, kitchen, and assembly hall.

Violation:

Section 23-2. Off-street parking not provided on same lot as main use.

Church, Greek Orthodox Parish of Roslindale—West Roxbury, Inc., has made arrangements with nearby Roslindale Cooperative Bank to provide off-street parking on Sundays. Recommend approval with proviso.

VOTED: In reference to Petition No. Z-3727, brought by Edith and Muriel Petkum, 39-49 Belgrade Avenue and 2 Robert Street, Roslindale, for a variance for a change of occupancy from furniture store, display, and storage to place of worship with accessory offices, religious school classrooms, kitchen, and assembly hall in a general business (B-1) district, the Boston Redevelopment Authority recommends approval provided exterior plans are submitted to the Authority for design review.



Z-3727

39-49 BELGRADE ST.  
2 ROBERT ST.  
(ROS.)





Board of Appeal Referrals 11/18/76

Hearing: 11/30/76

Petition No. Z-3730  
M. Susi & Sons, Inc.  
37 Westwood Street, Dorchester  
at Wilrose Street

One-story metal structure - manufacturing (M-1) district.

Purpose: to legalize occupancy - interior storage and maintenance of contractor's equipment and vehicles; to erect one-story addition.

Violation:	<u>Required</u>	<u>Proposed</u>
Section 18-1. Front yard is insufficient.	20 ft.	0
Section 20-1. Rear yard is insufficient.	20 ft.	0

Petitioner has occupied site for many years. Addition would replace structure destroyed by fire. Violations would not have a significant impact on this industrial area. Recommend approval.

VOTED: In reference to Petition No. Z-3730, brought by M. Susi & Sons, Inc., 37 Westwood Street, Dorchester, for two variances to legalize occupancy for interior storage and maintenance of contractor's equipment and vehicles in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval. Violations would not have a significant impact on this industrial area.



Z-3730  
37 WESTWOOD ST.  
(DOR.)





Board of Appeal Referrals 11/18/76

Hearing: 12/21/76

Petition No. Z-3733  
Therese M. Andersen  
125 Leyden Street, East Boston

2½-story frame structure - residential (R-.8) district.

Purpose: to change occupancy from one-family dwelling to two-family dwelling.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. Any dwelling converted for more families which does not meet the requirement for lot area is forbidden in an R-.8 district.		
Section 14-2. Lot area is insufficient.	6,500 sf	2,750 sf

Additional unit would be consistent with surrounding properties.  
Recommend approval.

VOTED: In reference to Petition No. Z-3733, brought by Therese M. Andersen, 125 Leyden Street, East Boston, for a forbidden use and a variance for a change of occupancy from one-family dwelling to two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Additional unit would be consistent with surrounding properties.





Z-3733

125 LEYDEN ST.  
(E.B.)



Board of Appeal Referrals 11/18/76

Hearing: 1/4/76

Petition No. Z-3738

Women Inc.

570 Warren Street, Roxbury  
at Intervale Street

2½-story frame structure - apartment (H-1) district.

Purpose: to change occupancy from lodging house for five girls to lodging and/or boarding house for fourteen females and day care center for ten children.

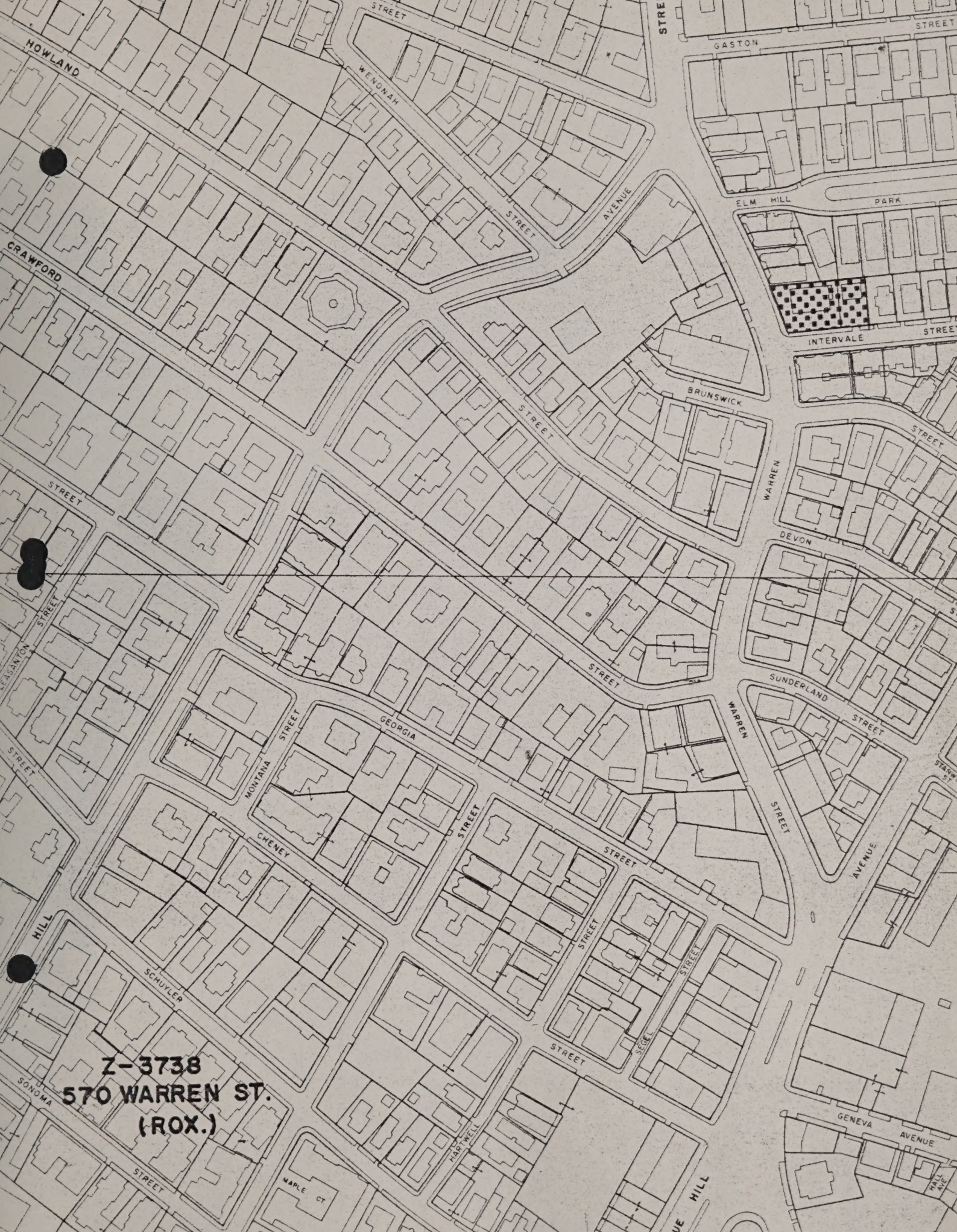
Violation:

Section 8-6. A change in a conditional use requires Board of Appeal hearing.

Halfway facility would provide an interim home inclusive of counseling and educational program opportunities for former drug-dependent women and day care for their children. There will be no medical or psychiatric service. Funding is provided by The National Association of Drug Abuse. Use has community support. Recommend approval.

VOTED: In reference to Petition No. Z-3738, brought by Women Inc., 570 Warren Street, Roxbury, for a conditional use for a change of occupancy from lodging house for five females to lodging and/or boarding house for fourteen females and day care center for ten children in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Facility is needed in the community and has its support.





Z-3738  
570 WARREN ST.  
(ROX.)



Board of Appeal Referrals 11/18/76

Hearing: 12/7/76

Petition No. Z-3739  
Public Facilities Department  
11 Wyman Street, Jamaica Plain  
near Centre Street

Two-story masonry structure - residential (R-.8) district.

Purpose: to change occupancy from school to clinic.

Violations:

Section 8-7. A clinic is forbidden in an R-.8 district.

Section 10-1. In a residential district, accessory parking may not occupy any part of the required front yard and must be at least five feet from side lot line.

Structure, former Wyman primary school, is vacant, vandalized, and fire damaged. The Language and Cognitive Development Center of Boston, prospective purchaser, would rehabilitate it for use as a clinic. The Center is a fully accredited, licensed professional agency specializing in the treatment of various learning and emotional disorders among children. Facility will provide a needed and beneficial service to the community. Renovation of the structure will enhance and revitalize surrounding area. Recommend approval.

VOTED: In reference to Petition No. Z-3739, brought by the Public Facilities Department of the City of Boston, 11 Wyman Street, Jamaica Plain, for a forbidden use and a variance for a change of occupancy from school to clinic in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Facility will provide a needed and beneficial service to the community; renovation of the structure will enhance and revitalize surrounding area.





Z-3739  
H. WYMAN ST.  
(J.P.)



